



SCOTTSDALE HOUSING BOARD
One Civic Center 3rd Floor Conference Room
7447 E. Indian School Road, Scottsdale AZ 85251
January 14, 2003
MINUTES

PRESENT: Barbara Williams, Vice Chair
Del Monte Edwards
Tamela Nagy
Joseph Priniski
Robert Southworth

ABSENT: Dwayne Prince

STAFF: Molly Edwards
Mark Bethel
Diane Kallal
Rob Schweitzer
Bev Johnson

CALL TO ORDER

Chair Williams called the regular meeting of the Scottsdale Housing Board to order at 5:00 p.m.

APPROVAL OF MINUTES

Mr. Prinski requested a correction to the December 10, 2002 minutes. On page 3, under Staff Report, third paragraph the word *December* should be changed to *January*.

Mr. Southworth made a motion to approve the minutes of the December 10, 2002 meeting as amended. The motion was seconded by Mr. Edwards and passed unanimously.

Mr. Bethel introduced the staff present at this meeting from the Community Assistance Office. He introduced Diane Kallal, Rob Schweitzer, Bev Johnson. He also introduced Molly Edwards who is the newly appointed Housing Resources Liaison.

REVIEW OF CDBG/HOME HOUSING APPLICATIONS

Mark Bethel, Community Assistance Manager, reviewed the recommendation process and funding allocations for this fiscal year 2003/2004. He reported that this year the Housing Board would be reviewing the housing activities. The applicants will be making their presentations to the Board on February 11, 2003. On February 18, 2003, staff will present their recommendations to the Board for their review. The Board's recommendation will then be presented to the Human Services Commission. He recommended the Housing Board select a representative to sit on the Human Service Commission presentation.

Mr. Bethel reviewed the total funding allocation to the City of Scottsdale for fiscal year 2003/2004 and also reviewed the funding requests. He noted that the City of Scottsdale has an affordable housing fund. In addition, he provided an overview on decisions that are being made on the budget. He further noted the final budget would be approved by City Council on June 4th.

Diane Kallal, Senior Grants Program Specialist, presented binders containing all housing related applications to the Housing Board members. She presented an overview of the proposals, the dates, and items of the public presentations. In addition, she reviewed the blue evaluation sheets, which discussed the eligibility of the activity and any staff concerns or comments.

Ms. Kallal stated there are five applicants and in the past, they have allowed each applicant ten minutes to give their presentation. She further stated if the Housing Board would like to give all the presenters' additional time that would be appropriate. She reviewed the calendar for the funding allocation meetings and reported that it is extremely important that they have a quorum at these meetings.

Chair Williams inquired about the funds that are not obligated in the City Rehab Program. Mr. Bethel reported there are nine jobs that are almost completed. Ms. Williams requested staff provide the Board with a spreadsheet on what is already obligated for the nine contracts. She stated the rehab program is extremely important to the City Council and the Housing Board and if the money is not getting expended they need to look at what needs to be done to ensure those funds are used. Mr. Bethel reported part of the problem is due to the fact that a couple of the cases are in arbitration because there is a dispute between the two parties. A discussion ensued that at a prior meeting that staff was reviewing the guidelines and looking to make it separate so that the city would not be involved in the disputes.

Chair Williams referenced the prior meeting, stating that staff had also advised them the rehab program was looking to increase the amount from \$23,500 to \$25,000 based on the mold and the lead based paint issues. She further stated it would be very helpful to the Board if they had a run down on the rehab numbers from last year. Mr. Bethel stated he would provide the Board with information on the total expenditures for that program. Mr. Bethel noted the increase to \$25,000 is purely for bricks and mortar if there is lead base paint issues it would be a separate line item.

Mr. Southworth inquired as to if they anticipate any mold problems? Mr. Bethel replied in the affirmative based on the age of the housing stock and are currently waiting for the HUD regulations to kick in.

Mr. Southworth inquired how does the city get out from being in the middle of the arbitrations. Mr. Bethel reported that the contract is between the homeowner and the contractor, but the city administers the funds. He further reported the city is not the arbitrator.

Chair Williams inquired if they are using the new contract. Mr. Bethel replied this Board would review any substantial changes to the rehab guidelines. Chair Williams requested that the Board reviews any new documents that would be used.

Chair Williams stated if the arbitration cases are the reason they are bogged down and can't help other people, she would suggest that the City hire someone to take care of the couple of disputes a year. Ms. Johnson stated this has never occurred before and that it is a very unusual for this to occur.

PUBLIC HEARING: ANNUAL UPDATE OF SECTION 8 AGENCY PLAN

Mr. Bethel reported the Quality Housing and work Responsibility Act of 1998 established new requirements for Five-Year and Annual Plans for Housing Authorities and cities that participate in the Public Housing Program or the Section 8 rental assistance program. Three clients of the Section 8 Program currently serve on the Resident Advisory Board and assist with the preparation of this year's annual update to the Agency Plan.

Mr. Bethel reviewed the current draft noting there are no substantial changes from last year.

Mr. Schweitzer provided background information on the Resident Advisory Board. He reported they are a five-member board that was selected in December 2000 for the initial five-year agency plan. He discussed the role of the Resident Advisory Board in reviewing the plans. He reported after the review process the Scottsdale Housing Board must consider the recommendations of the Resident Advisory Board. He further reported they have recommended no changes.

Chair Williams inquired as to whether this Board developed a proposal for what they thought should be done and how this would affect the allocation system. Mr. Bethel replied in the affirmative because it goes through the same process as the consolidated plan.

(The record should reflect that there was no public present to comment on the Annual Update of Section 8 Agency Plan.)

A motion was made by Mr. Southworth to recommend to City Council the adoption of the submitted plan to HUD for the fiscal year beginning July 2003. Seconded by Mr. Prinski and passed unanimously.

SMITTY'S SITE

Chair Williams reported there was an open house on January 13, 2003 allowing citizens to view the Smitty's site proposals. She further reported that an evaluation sheet was available at this meeting to allow residents to input their recommendations for the site.

Chair Williams stated she felt the Board should have a discussion regarding whether they want to provide input to the City Council on the Smitty's proposals.

Ms. Nagy inquired if any of the projects had retail. Chair Williams replied three of the five proposals had retail.

Mr. Bethel presented general information on the demographics around the Smitty's site. In addition, he provided a brief overview of each of the proposals. He also reported that when they asked residents in the surrounding area what they wanted to see on the site, most replied that they wanted the old Smitty's back.

Ms. Edwards provided the Board with a copy of the overview of the proposals. Chair Williams stated it is important to remember when reviewing these proposals that City Council will be concerned about the return on the investment. Mr. Bethel remarked that the total investment has been around \$5 million. A discussion ensued regarding the possible funding components for these projects.

Chair Williams stated it is up to the Board regarding whether they want to make a recommendation to the City Council.

Ms. Nagy stated she felt they should rule out the proposals that do not include commercial.

Mr. Prinski stated another component to look at is that seniors might want to start down sizing in some fashion. This would allow seniors who want to make a life style change to free up homes that are affordable for younger families who need backyards.

The consensus of the Board was that they would recommend to City Council that the proposal should focus on seniors and commercial components. The Board directed Ms. Edwards to craft a letter indicating the Board's desires and forward it to City Council.

STAFF AND BOARD COMMENTS

Chair Williams stated she has discussed with Ms. Edwards having a facilitated Board retreat. She further stated Ms. Edwards is also preparing an RFP for the inventory.

Mr. Southworth inquired when the Board would hold the official election of the Chair so they can make Chair Williams official. Mr. Bethel he stated he thought elections were to be held in October but he would check the By-laws.

ADJOURNMENT

A motion was made by Mr. Southworth to adjourn the meeting. Mr. Prince seconded the motion. The regular meeting of the Scottsdale Housing Board was adjourned at 7:25 p.m.